



1. **Community Support / Backlash** – The biggest impacts of densification and these zoning bylaws will be on our huge inventory of single family communities, covering nearly 80% of our city’s built environment.
2. **Site Context** – The Euclidian zoning model regularly disregards the urban design needs of addressing the Site Context of new developments, keeping all the requirements to only the property line.
3. **Pedestrian Integration** – All new developments reasonably should integrate pedestrian pathways and respite areas, beyond the typical road side sidewalk.
4. **Flexibility** – Integrating potential options, particularly in the unique sensitive zones, and the transitional zones, so both the new developer and the existing adjacent property owner can be in a win-win scenario.
5. **CITY PLAN objectives:** Walkability, Wellness, Affordability, Inclusivity, Sustainability, Creativity, Marketability, etc.